

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		PARK AVE EXT, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	BROTHERS MARGARET A ETAL			
Owner 2:	TRS/ MARGARET A BROTHERS 2018			
Owner 3:	REVOCABLE TRUST			
Street 1:	97 SUNSET RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MCCLUSKEY KEITH -		
Owner 2:	BROTHERS MARGARET -		
Street 1:	97 SUNSET RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .21 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1913, having primarily Vinyl Exterior and 1620 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9166		Sq. Ft.	Site		0	70.	0.76	6									486,489						486,500	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

797,800 /

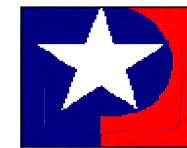
797,800

797,800 /

797,800

797,800 /

797,800



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	52356
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	9166.000	311,300		486,500	797,800		52356
							GIS Ref
							GIS Ref
Total Card	0.210	311,300		486,500	797,800	Entered Lot Size	GIS Ref
Total Parcel	0.210	311,300		486,500	797,800	Total Land:	Insp Date
Source: Market Adj Cost	Total Value per SQ unit /Card:		492.47	/Parcel: 492.47		Land Unit Type:	09/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	311,300	0	9,166.	486,500	797,800		Year end	12/23/2021	PRINT	
2021	104	FV	297,300	0	9,166.	486,500	783,800		Year End Roll	12/10/2020		Date
2020	104	FV	297,400	0	10,889.	522,700	820,100	820,100	Year End Roll	12/18/2019	12/30/21	04:31:28
2019	104	FV	244,300	0	10,889.	515,200	759,500	759,500	Year End Roll	1/3/2019	LAST REV	
2018	104	FV	244,300	0	10,889.	395,700	640,000	640,000	Year End Roll	12/20/2017		
2017	104	FV	230,000	0	10,889.	373,300	603,300	603,300	Year End Roll	1/3/2017	01/20/21	10:35:11
2016	104	FV	230,000	0	10,889.	343,500	573,500	573,500	Year End	1/4/2016		
2015	104	FV	194,000	0	10,889.	321,100	515,100	515,100	Year End Roll	12/11/2014	mmcmakin	

SALES INFORMATION

[illegible]

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	Date	Result	E
6/27/2019	964	Inter Fi	33,000	O					10/19/2020	Info Fm DEED	DO
8/14/2007	689	Porch	16,000					replace existing f	8/13/2018	MEAS&NOTICE	CO
4/12/2001	202	Re-Roof	7,775	C					3/9/2009	Measured	37
12/4/1996	634	Manual	10,450					V/SIDING	11/12/2001	MLS	HC
1/12/1996	2		8,000					REMODEL KIT/BATH	11/3/2000	Hearing Chag	18
									2/23/2000	Inspected	27
									1/12/2000	Mailer Sent	
									1/12/2000	Measured	16
									8/5/1993		KT
									Sign:		

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2020	Info Fm DEED	DGM	D Mann
8/13/2018	MEAS&NOTICE	CC	Chris C
3/9/2009	Measured	372	PATRIOT
11/12/2001	MLS	HC	Helen Chinal
11/3/2000	Hearing Chag	189	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
8/5/1993		KT	

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__

Sign:

VERIFICATION OF VISIT NOT DATA

